Davidson County DEEDWARR
Recvd: 07/07/17 14:13 4 pgs
Fees:23.00 Taxes:786.25
20170707-0068551

NEW PROPERTY OWNER IS
AND SEND TAX BILLS TO:
SHAWN MEEHAN
204 Timberland Ct.
Franklin, TN 37067

MAP AND PARCEL 07216013600

THIS INSTRUMENT PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWELVE THOUSAND FIVE HUNDRED AND NO/100 ($212,500.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, **JAMES S. AYERS**, have this day bargained and sold and by these presents do hereby transfer and convey unto SHAWN MEEHAN, his heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 14 on the Plan of Porter Heights Part Two of record in Book 1424, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James S. Ayers by deed from Sheri L. Ayers of record in Deed Book 7927, page 995 Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, his heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of the above described lot or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2017 real estate taxes, applicable zoning and building regulations and all visible easements.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEE, his heirs and assigns, against all lawful claims of all persons whomsoever.

WITNESS my hand this the 5 day of July, 2017.

James S Ayers By George W Carter III Attorney in fact

JAMES S. AYERS BY GEORGE W. CARTER, III, ATTORNEY-IN-FACT BY VIRTUE OF POWER OF ATTORNEY OF RECORD IN RECORD BOOK _____, PAGE _____, ROSCT.

20170707-0068550

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GEORGE CARTER, III to me known to be the person who executed the foregoing instrument on behalf of JAMES S. AYERS and acknowledged that he executed the same as the free act and deed of the said JAMES S. AYERS.

WITNESS my hand and official seal on this the 5 day of July, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-21-20

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-21-2020

OATH

STATE OF TENNESSEE

COUNTY OF ~~SUMNER~~ Davidson

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $212,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Kimberly Beard
AFFIANT

SUBSCRIBED and sworn to before me, this the 6th day of July, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-8-19

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal